

# PROPERTY INSPECTION REPORT

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**Prepared for: Ekaette Etim**

**Concerning: 18634 N Lyford Dr., Katy, TX 77449**

**By: Steve Cochran, Professional Inspector # 6482**

**Date: 11/22/2021**

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## **PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES**

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at [www.trec.texas.gov](http://www.trec.texas.gov).

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC- licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services

or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box if a condition exists that adversely and materially affects the performance of a system or component or constitutes a hazard to life, limb or property as specified by the TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods.

Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

## TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions. Examples of such hazards include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- malfunctioning arc fault protection (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices; and
- Lack of electrical bonding and grounding.
- Lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as "Deficient" when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been "grandfathered" because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms require a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

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### ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Precipitation: Dry

Temperature: 60-70

Natural gas: On

Electric: On

Water: On

Maintenance Guide: Attached

Apprx. Age of Home: 35-40 years old

Occupied: No; Note: The inspection was performed over two separate trips because the natural gas was off on the first trip.

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## I. Structural Systems

### A. Foundations

Comments:

- Type of Foundation: Slab on grade
- Foundation: An informal elevation survey with a digital level as well as a visual examination of the visible exterior slab, framing connections, window and wall conditions indicated that the foundation appears to be performing within acceptable standards at the time of inspection. Some differential settlement and cracking is acceptable. The amount of movement does not appear to suggest a serious structural problem at this time- although no benchmark of the original foundation was given and/or most foundations are poured or built with some out-of-levelness. This area should, of course, be monitored and maintained with proper grading and moisture control. The purpose of the foundation is to provide a stable base for the building, which it appears to be doing. The need for foundation repair in some cases can be an aesthetic judgment that must be made by the homeowner or buyer. The rate of movement cannot be predicted during a one-time inspection and continual observation is recommended.
- Foundation: The following information is taken from the Post Tensioning Institute textbook describing the Design and Construction of Post Tensioned Slab-on-Ground foundation systems. The article refers to Post-Construction conditions. The information is also helpful in maintaining all residential foundations. Planting flower beds or shrubs next to the foundation and keeping these areas flooded will generally cause a net increase in soil moisture content and result in soil expansion around the foundation perimeter in that vicinity. Planting shade trees closer to the structure than a distance equal to half the mature height of the tree will allow the tree roots to penetrate beneath the foundation and withdraw moisture from the soil; the result will be soil shrinkage in the region of the roots. Redirecting surface runoff channels or swales by the owner can result in improper drainage as detailed above. To minimize movement in soils due to post construction factors that are not climate related, the following homeowners` maintenance procedures are recommended. - Initial landscaping should be done on all sides adjacent to the foundation and drainage away from the foundation should be provided and maintained.
  - Watering should be done in a uniform, systematic manner equally as possible on all sides of the foundation to keep the soil moist. Areas of soil that do not have ground cover may require more moisture, as they are more susceptible to evaporation. Ponding or trapping of water in localized areas adjacent to the foundations can cause differential moisture levels in subsurface soils.
  - Studies have shown that trees within 20 feet of foundations have caused differential movements in foundations. These areas will require more water in periods of drought and in some cases a root injection system may be

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required to maintain moisture equilibrium.

- During extreme hot and dry periods, close observations should be made around foundations to ensure that adequate watering is being provided to keep soil from separating and pulling back from the foundations.

Deficiencies:

- Foundation: Post tension cable or rebar ends were observed on the exterior of the foundation. If left unattended, the cable can rust and compromise foundation integrity. Minor repair(s) should be undertaken as necessary to prevent corrosion. NOTE: A non-shrink cement mix should be used.



## B. Grading and Drainage

Comments:

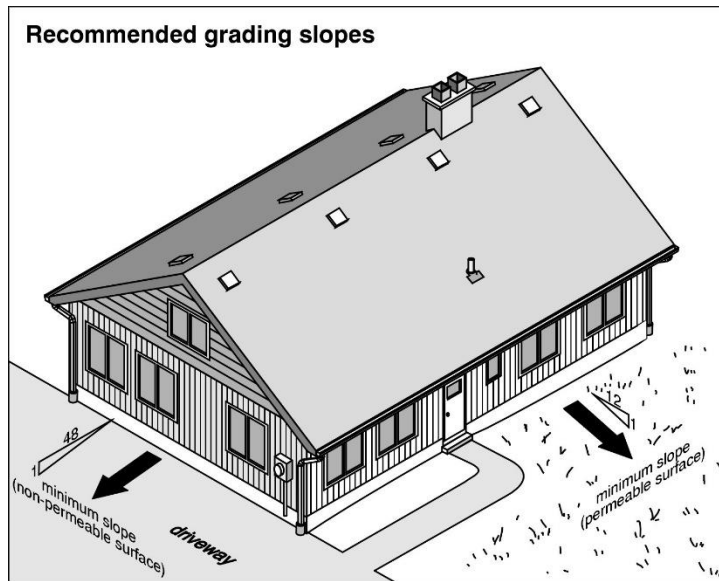
Deficiencies:

- Exterior: Leaning, damaged or loose sections of fence should be re-secured and/or repaired.



- Exterior: The grading should be improved to promote the flow of storm water away from the house and out of the yard. The ground should slope away from the house at a rate of one inch per foot for at least the first ten feet. NOTE: If re-grading the property is not practical, a drainage system can usually achieve the desired results. Improvements are recommended as needed.

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### C. Roof Covering Materials

Comments:

- Type of Roof Covering: Composition shingles over OSB decking
- Viewed From: Viewed from ladder at eaves. Limited visibility - may need further evaluation.

Deficiencies:

- Roof: The flashing over the dining room does not appear to have been properly installed and a gap is visible between the siding and flashing at the bottom.



- Exterior: The gutters are rusted, loose, and damaged at various locations.
- Exterior: Rotting or deteriorated soffit / fascia / trim boards were noted in but are not limited to the following areas: right and left elevations. These boards should be repaired or replaced as necessary. NOTE: It is not the intention of this report to point out all such areas.

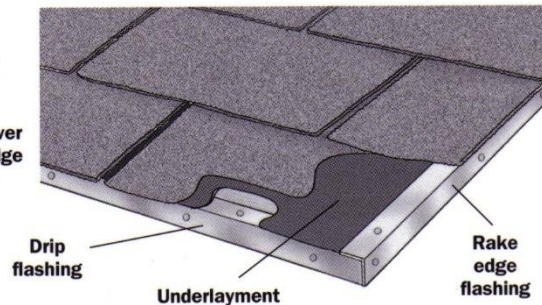
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- Exterior: The drip edge (flashing around the perimeter of the roof) is missing at various locations and should be repaired or replaced as recommended by the Asphalt Roofing Manufacturers Association (ARMA). A qualified roofer should be consulted.

Fig. 47  
Roof Edge Flashing

Underlayment laps over  
drip flashing, rake edge  
flashing laps over  
underlayment



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#### D. Roof Structure and Attic

Comments:

- Viewed From: Entered attic and performed visual inspection.
- Approximate Average Depth of Insulation: 4-8 inches of fiberglass insulation. Insulation improvements may be cost effective, depending on the anticipated term of ownership.

Deficiencies:

- Attic: Missing insulation in the attic at various locations should be replaced as needed.



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- Attic: Signs of water staining were noted on framing members or decking, indicating previous leakage. Further investigation as to whether the leaks are active and to the amount of damage may be necessary.



- Attic: Observed unknown organic growth on the ceiling drywall above the right patio sliding glass doors. A qualified contractor should be engaged for further evaluation and remediation.



### E. Walls (Interior and Exterior)

Comments:

- Exterior: FYI - The paint is peeling and flaking off at various locations suggesting the paint is at or near the end of its useful life.

Deficiencies:

- Exterior: The right elevation siding is bowed outwards at mid height and rotted along the bottom. A qualified contractor should be engaged for repairs. *(picture next page)*



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- Exterior: This particular type of wood fiber or laminate siding may be prone premature decomposition due to moisture related problems. Further evaluation in to the brand and its current status is recommended. Decayed or deteriorated portions of siding should be replaced as necessary.



- Exterior: The wood trim around the front louvers is rotted and should be repaired.



- Exterior: Rotted or deteriorated wood trim at various locations should be repaired.

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- Garage: The wall between the garage and interior acts as a fire barrier so any missing drywall and insulation should be repaired by a qualified contractor.



- Interior: The drywall was wrinkled all around the bottom of the dining room suggesting previous moisture damage. No active moisture was detected at time of inspection.



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- Interior: The drywall is also wrinkled at the bottom of the wall to the left of the fireplace suggesting previous moisture damage (no active moisture at time of inspection).



- Bathroom(s): The paneling between the downstairs shower and toilet appears to have moisture damage and rot.



- Interior: Observed rotted or deteriorated baseboard trim in the upstairs right rear bedroom and upstairs hall outside bathroom suggesting moisture damage.

Upstairs  
bedroom



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### F. Ceilings and Floors

Comments:

Deficiencies:

- Interior: Observed drywall paper bubble on the upstairs right rear bedroom ceiling suggesting a previous or current leak (no active moisture at time of inspection). Further evaluation recommended.



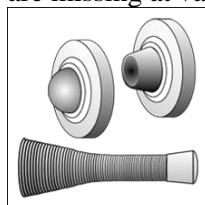
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### G. Doors (Interior and Exterior)

Comments:

Deficiencies:

- General: Doors should be trimmed, weather stripped or adjusted as necessary to seal properly and operate smoothly.
- General: Door stops, devices to help prevent doorknob damage to drywall, are missing at various locations.



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- Exterior: The top panel on the garage is severely bent and damaged and should be replaced.



- Exterior: The trim around the rear sliding glass doors does not appear to be well sealed with gaps at various locations.



- Exterior: The trim and siding around the right elevation sliding glass doors is tooted or decayed and should be repaired by a qualified contractor.



- Exterior: The screen for the sliding glass door is missing and should be replaced.
- Garage: The bottom garage door panel is rusted.

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### H. Windows

Comments:

Deficiencies:

- Exterior: The underside of the front box window should be caulked and painted.



- Exterior: Windows should be caulked and or re-pointed (brick mortar patch) at various exterior locations where gaps or holes are present between window frame or trim and siding to prevent excess moisture and / or insect activity.
- Exterior: It may be desirable to replace window screens where missing and/or damaged. The owner should be consulted regarding any screens that may be in storage.
- Exterior: Rotted or deteriorated window trim should be repaired.

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- Interior: Observed what appears to be a previous leak at the rear box window ceiling (no active moisture at time of inspection but it had not recently rained).



### I. Stairways (Interior and Exterior)

Comments:

Deficiencies:

- Interior: The openings in the railing are large enough to allow an object larger than four inches to fall through. It is recommended that this condition be repaired for improved safety.



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- Interior: The railing is loose and should be repaired for improved safety.



### J. Fireplace/Chimney

Comments:

Deficiencies:

- Roof: The flashing at the bottom of the chimney has curled up off the shingles and should be repaired.



### K. Porches, Balconies, Decks, and Carports

Comments:

Deficiencies:

- Exterior: Uneven sections of concrete in the driveway and sidewalk should be corrected as needed.



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- Exterior: The rear deck has been constructed too high and may aid in rain water wicking below the wall and/or door.



L. Other  
Comments:

## II. Electrical Systems

### A. Service Entrance and Panels

Comments:

- Main Panel: location(s): Rear exterior
- Main Panel: 100-amp 120/240 volt below ground service.
- Main Panel: An anti-oxidant compound should be used on all exposed aluminum feeder wire terminals. Periodic tightening of the lugs may be necessary due to the expansive nature of aluminum. A licensed electrician should be consulted.

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Deficiencies:

- Main Panel: The panel was not properly labeled at the time of inspection. A licensed electrician should be consulted and the panel circuits properly identified.

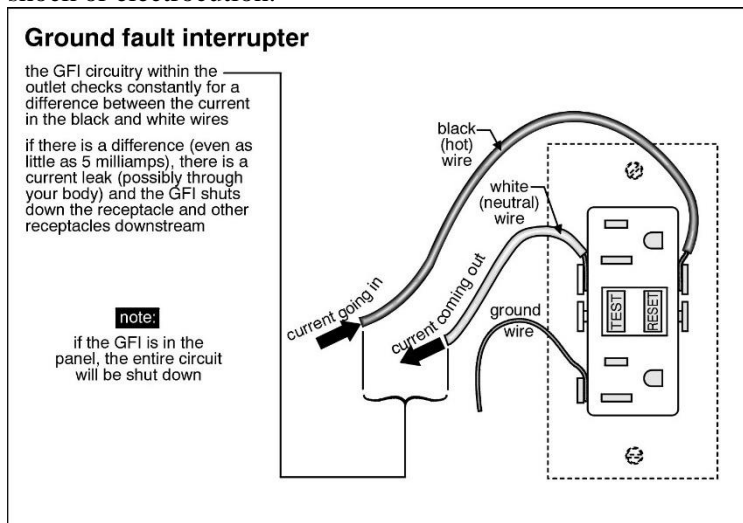
## B. Branch Circuits, Connected Devices, and Fixtures

Comments:

- Type of Wiring: Copper

Deficiencies:

- General: Doorbell did not appear to operate using normal controls.
- General: The installation of a ground fault circuit interrupter (GFCI) is recommended at all bathroom, all kitchen counter top locations, wet bars (counter tops within 6 feet of any sink) and outdoor (including garage) locations. A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution.



- General: Damaged or missing cover plates over outlets and switches should be replaced as necessary.

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- General: Lights were found to be inoperative. If the bulbs are not blown, the circuit should be investigated.
- General: Wobble in ceiling fans should be corrected.
- General: Loose outlets should be re-secured.
- Garage: The two outlets on the right wall of garage have open grounds (ground wire not connected).



- Exterior: The front right GFCI outlet has an open ground (ground wire not connected) and would not trip when tested.



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### III. Heating, Ventilation and Air Conditioning Systems

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#### A. Heating Equipment

Comments:

- Type of Systems: Central forced air
- Energy Sources: Natural Gas
- Unit 1: The furnace tag was missing so I could not verify the age of the unit.
- Unit 1: Observed good blue flame pattern. No evidence of natural gas leak. Appears to be heating well.

Deficiencies:

- Attic: The flex gas line should be hard piped at the point of entry at the gas furnace. Vibration against the metal shell of furnace compartment has been known to wear the natural gas flex line.



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#### B. Cooling Equipment

Comments:

- Type of System: Central split system
- Unit 1: Condenser size: 3 ton
- Unit 1: Max over current protection: 30-amps
- Unit 1: The outdoor AC unit appears to be approximately 13 years old.
- Unit 1: Average temperature differential measured between the return grill and several supply registers was: 17°F. Should be between 14-21°F (Average is 16-18°F)
- General: As is not uncommon for homes of this age and location, the air conditioning system is relatively old. It will require a higher level of maintenance, and may be more prone to major component breakdown. Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible. If the compressor fails, or if breakdowns become chronic, replacing the entire system may be more cost-effective than continuing to undertake repairs.

Deficiencies:

- Attic: Insulation on refrigerant lines should be improved at the evaporator to reduce condensation.

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- Attic: Debris inside the secondary pan should be removed.



- Exterior: The wiring serving the outdoor unit should be completely enclosed in a rigid conduit.



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### C. Duct Systems, Chases, and Vents

Comments:

Deficiencies:

- General: Filter(s) dirty

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#### IV. Plumbing System

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##### A. Water Supply System and Fixtures

Comments:

- Location of water meter: Front left next to curb
- Static water pressure reading: 62-PSI (Should be between 40-80 PSI, 55-60PSI is average)
- Location of main water supply valve: Left exterior elevation

Deficiencies:

- Bathroom(s): All toilets should be sealed around the bottoms of the floor to help prevent sewer odor from escaping.



- Bathroom(s): Damaged, non-functioning or missing mechanical drain stoppers (devices that plug sink and tub drains) should be corrected as needed.



- Bathroom(s): The downstairs shower stall is technically too narrow. The minimum width is 30-inches.

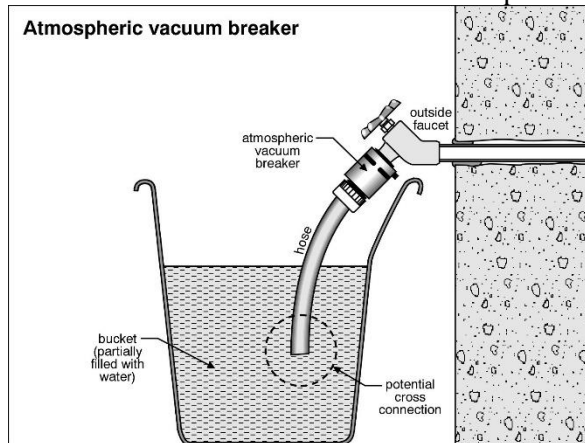
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- Bathroom(s): The upstairs toilet is loose and should be re-secured / re-seated as needed.
- Garage: Observed water lines coming up through the foundation at the clothes washing machine. Water supply lines below the slab can be difficult to repair and typically, the water supply lines are not buried below the slab.



- Exterior: It is recommended that an anti-siphon device (vacuum breaker / backflow preventer) be added to the hose bib(s). This is a small device that attaches to the outside hose connection to prevent water contamination.



- Exterior: Exposed outdoor pipes should be insulated.

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### B. Drains, Wastes, and Vents

Comments:

- General: A flush and drain test was performed (tubs and sinks filled and drained w/ toilets flushed several times simultaneously) and revealed no visible leaks at the time of inspection.

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### C. Water Heating Equipment

Comments:

- Energy Sources: Natural Gas
- Capacity: 40-gallon tank
- Attic: The water heater is approximately less than one year old.

Deficiencies:

- Roof: The storm collar should be slid down directly over the roof flashing then sealed with a heat grade caulk.



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### D. Hydro-Massage Therapy Equipment

Comments:

### V. Appliances

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#### A. Dishwashers

Comments:

Deficiencies:

- Kitchen: Loose mounting in the cabinet.
- Kitchen: The flex drain line should be raised as high as possible against the countertop to help prevent back wash into the washer.



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### B. Food Waste Disposers

Comments:

Deficiencies:

- Kitchen: Debris inside the unit should be removed.

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### C. Range Hood and Exhaust Systems

Comments:

Deficiencies:

- Kitchen: The fan does not blow out of the top vent and instead just blows the air around in the fan area.



- Kitchen: One light is not working.
- Kitchen: The grease filters are missing.

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### D. Ranges, Cooktops, and Ovens

Comments:

- Kitchen: Oven was within 25 degrees of a 350 degree setting

Deficiencies:

- Kitchen: The knob controlling the left rear burner would not rotate using normal force.

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- Kitchen: An anti tip-device should be installed on all ranges for safety reasons. The anti-tip device anchors the appliance to the floor so if downward pressure is applied to an open oven door the unit will not tip or spill cookware or their contents from the cooking surface.

**E. Microwave Ovens**

Comments:

**F. Other**

Comments:

**G. Mechanical Exhaust Vents and Bathroom Heaters**

Comments:

**H. Garage Door Operator(s)**

Comments:

Deficiencies:

- Garage: The locks for the garage door should be disabled for enhanced safety.
- Garage: The opener could not be tested due to the damaged top panel connection.



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### I. Dryer Exhaust Systems

Comments:

Deficiencies:

- Exterior: The vent should be sealed against exterior wall covering to prevent moisture penetration.

# REPAIR SUMMARY

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This summary is provided as an additional service for you. It does not replace the main inspection report which is necessary for you to get a full understanding of the status of your inspection. The main report has photos, comments and other details that this summary doesn't contain.

## I. Structural Systems

### A. Foundations

Foundation: Post tension cable or rebar ends were observed on the exterior of the foundation. If left unattended, the cable can rust and compromise foundation integrity. Minor repair(s) should be undertaken as necessary to prevent corrosion. NOTE: A non-shrink cement mix should be used.

### B. Grading and Drainage

Exterior: Leaning, damaged or loose sections of fence should be re-secured and/or repaired.

Exterior: The grading should be improved to promote the flow of storm water away from the house and out of the yard. The ground should slope away from the house at a rate of one inch per foot for at least the first ten feet. NOTE: If re-grading the property is not practical, a drainage system can usually achieve the desired results. Improvements are recommended as needed.

### C. Roof Covering Materials

Roof: The flashing over the dining room does not appear to have been properly installed and a gap is visible between the siding and flashing at the bottom.

Exterior: The gutters are rusted, loose, and damaged at various locations.

Exterior: Rotting or deteriorated soffit / fascia / trim boards were noted in but are not limited to the following areas: right and left elevations. These boards should be repaired or replaced as necessary. NOTE: It is not the intention of this report to point out all such areas.

Exterior: The drip edge (flashing around the perimeter of the roof) is missing at various locations and should be repaired or replaced as recommended by the Asphalt Roofing Manufacturers Association (ARMA). A qualified roofer should be consulted.

### D. Roof Structure and Attic

Attic: Missing insulation in the attic at various locations should be replaced as needed.

Attic: Signs of water staining were noted on framing members or decking, indicating previous leakage. Further investigation as to whether the leaks are active and to the amount of damage may be necessary.

Attic: Observed unknown organic growth on the ceiling drywall above the right patio sliding glass doors. A qualified contractor should be engaged for further evaluation and remediation.

### E. Walls (Interior and Exterior)

Exterior: The right elevation siding is bowed outwards at mid height and rotted along the bottom. A qualified contractor should be engaged for repairs.

Exterior: This particular type of wood fiber or laminate siding may be prone premature decomposition due to moisture related problems. Further evaluation in to the brand and its current status is recommended. Decayed or deteriorated portions of siding should be replaced as necessary.

Exterior: The wood trim around the front louvers is rotted and should be repaired.

Exterior: Rotted or deteriorated wood trim at various locations should be repaired.

Garage: The wall between the garage and interior acts as a fire barrier so any missing drywall and insulation should be repaired by a qualified contractor.

Interior: The drywall was wrinkled all around the bottom of the dining room suggesting previous moisture damage. No active moisture was detected at time of inspection.

This repair summary was created exclusively for Ekaette Eitm

Interior: The drywall is also wrinkled at the bottom of the wall to the left of the fireplace suggesting previous moisture damage (no active moisture at time of inspection).

Bathroom(s): The paneling between the downstairs shower and toilet appears to have moisture damage and rot.

Interior: Observed rotted or deteriorated baseboard trim in the upstairs right rear bedroom and upstairs hall outside bathroom suggesting moisture damage.

## **F. Ceilings and Floors**

Interior: Observed drywall paper bubble on the upstairs right rear bedroom ceiling suggesting a previous or current leak (no active moisture at time of inspection). Further evaluation recommended.

## **G. Doors (Interior and Exterior)**

General: Doors should be trimmed, weather stripped or adjusted as necessary to seal properly and operate smoothly.

General: Door stops, devices to help prevent doorknob damage to drywall, are missing at various locations.

Exterior: The top panel on the garage is severely bent and damaged and should be replaced.

Exterior: The trim around the rear sliding glass doors does not appear to be well sealed with gaps at various locations.

Exterior: The trim and siding around the right elevation sliding glass doors is tooted or decayed and should be repaired by a qualified contractor.

Exterior: The screen for the sliding glass door is missing and should be replaced.

Garage: The bottom garage door panel is rusted.

## **H. Windows**

Exterior: The underside of the front box window should be caulked and painted.

Exterior: Windows should be caulked and or re-pointed (brick mortar patch) at various exterior locations where gaps or holes are present between window frame or trim and siding to prevent excess moisture and / or insect activity.

Exterior: It may be desirable to replace window screens where missing and/or damaged. The owner should be consulted regarding any screens that may be in storage.

Exterior: Rotted or deteriorated window trim should be repaired.

Interior: Observed what appears to be a previous leak at the rear box window ceiling (no active moisture at time of inspection but it had not recently rained).

## **I. Stairways (Interior and Exterior)**

Interior: The openings in the railing are large enough to allow an object larger than four inches to fall through. It is recommended that this condition be repaired for improved safety.

Interior: The railing is loose and should be repaired for improved safety.

## **J. Fireplace/Chimney**

Roof: The flashing at the bottom of the chimney has curled up off the shingles and should be repaired.

## **K. Porches, Balconies, Decks, and Carports**

Exterior: Uneven sections of concrete in the driveway and sidewalk should be corrected as needed.

Exterior: The rear deck has been constructed too high and may aid in rain water wicking below the wall and/or door.

# **II. Electrical Systems**

## **A. Service Entrance and Panels**

Main Panel: The panel was not properly labeled at the time of inspection. A licensed electrician should be consulted and the panel circuits properly identified.

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## **B. Branch Circuits, Connected Devices, and Fixtures**

General: Doorbell did not appear to operate using normal controls.

General: The installation of a ground fault circuit interrupter (GFCI) is recommended at all bathroom, all kitchen counter top locations, wet bars (counter tops within 6 feet of any sink) and outdoor (including garage) locations. A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution.

General: Damaged or missing cover plates over outlets and switches should be replaced as necessary.

General: Lights were found to be inoperative. If the bulbs are not blown, the circuit should be investigated.

General: Wobble in ceiling fans should be corrected.

General: Loose outlets should be re-secured.

Garage: The two outlets on the right wall of garage have open grounds (ground wire not connected).

Exterior: The front right GFCI outlet has an open ground (ground wire not connected) and would not trip when tested.

## **III. Heating, Ventilation and Air Conditioning Systems**

### **A. Heating Equipment**

Attic: The flex gas line should be hard piped at the point of entry at the gas furnace. Vibration against the metal shell of furnace compartment has been known to wear the natural gas flex line.

### **B. Cooling Equipment**

Attic: Insulation on refrigerant lines should be improved at the evaporator to reduce condensation.

Attic: Debris inside the secondary pan should be removed.

Attic: Debris inside the secondary pan should be removed

Exterior: The wiring serving the outdoor unit should be completely enclosed in a rigid conduit.

### **C. Duct Systems, Chases, and Vents**

General: Filter(s) dirty

## **IV. Plumbing System**

### **A. Water Supply System and Fixtures**

Bathroom(s): All toilets should be sealed around the bottoms of the floor to help prevent sewer odor from escaping.

Bathroom(s): Damaged, non-functioning or missing mechanical drain stoppers (devices that plug sink and tub drains) should be corrected as needed.

Bathroom(s): The downstairs shower stall is technically too narrow. The minimum width is 30-inches.

Bathroom(s): The upstairs toilet is loose and should be re-secured / re-seated as needed.

Garage: Observed water lines coming up through the foundation at the clothes washing machine. Water supply lines below the slab can be difficult to repair and typically, the water supply lines are not buried below the slab.

Exterior: It is recommended that an anti-siphon device (vacuum breaker / backflow preventer) be added to the hose bib(s). This is a small device that attaches to the outside hose connection to prevent water contamination.

Exterior: Exposed outdoor pipes should be insulated.

### **C. Water Heating Equipment**

Roof: The storm collar should be slid down directly over the roof flashing then sealed with a heat grade caulk.

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## **V. Appliances**

### **A. Dishwashers**

Kitchen: Loose mounting in the cabinet.

Kitchen: The flex drain line should be raised as high as possible against the countertop to help prevent back wash into the washer.

### **B. Food Waste Disposers**

Kitchen: Debris inside the unit should be removed.

### **C. Range Hood and Exhaust Systems**

Kitchen: The fan does not blow out of the top vent and instead just blows the air around in the fan area.

Kitchen: One light is not working.

Kitchen: The grease filters are missing.

### **D. Ranges, Cooktops, and Ovens**

Kitchen: The knob controlling the left rear burner would not rotate using normal force.

Kitchen: An anti tip-device should be installed on all ranges for safety reasons. The anti-tip device anchors the appliance to the floor so if downward pressure is applied to an open oven door the unit will not tip or spill cookware or their contents from the cooking surface.

### **H. Garage Door Operator(s)**

Garage: The locks for the garage door should be disabled for enhanced safety.

Garage: The opener could not be tested due to the damaged top panel connection.

### **I. Dryer Exhaust Systems**

Exterior: The vent should be sealed against exterior wall covering to prevent moisture penetration.

## **STRUCTURAL ADDENDUM**

*This addendum is to be considered a part of the limited structural/foundation inspection report.*

### **FOUNDATION MAINTENANCE**

A fear of foundation problems is a most common concern expressed by homeowners. Problems with a foundation can occur although the foundation was properly designed and correctly constructed but is not properly maintained. Many reasons exist as to why foundation problems occur; however, this discussion will be limited to foundations set on an active soil. An active soil will shrink when dried from a wet state and swell when wetted from a dry state and this soil movement may not be of a uniform rate or nature. This non-uniform soil movement generally produces a non-uniform (differential) foundation movement. Differential foundation movement can (although not always) produce distress of a magnitude to constitute a foundation problem. Some recommended steps for foundation maintenance and care are listed below.

- Maintain positive drainage away from the foundation with a suggested slope of four inches in the first six feet away from the foundation.
- Fill any depressions adjacent to or near the foundation with native soil. Do not use sand or other granular materials.
- Check gutters and downspouts to be sure that water is discharged away from the foundation area.
- Water liberally around the foundation during dry spells. This should be done in a uniform manner around the entire house to prevent uneven soil movement. This will include the areas of the yard where there is not grass or plants. Automatic lawn sprinkling or automatic foundation soaker hose systems may be installed and are very beneficial.
- Plant trees a distance away from the foundation equal to their anticipated height and breath of branch growth. If existing trees are near the foundation, they will draw added water from the foundation, thus requiring more water within this area. Sometimes tree roots that go under the foundation will need to be cut and a barrier trench installed to prevent new roots from growing under the foundation.
- Cracks in the soil from drying should not be allowed to form. If they do, gradual watering should be applied adjacent to the cracks so that they will close. Water should not be place directly into the open cracks.

Proper foundation maintenance will minimize differential swelling. Because of heavy rains at certain times of the year, it is impossible to keep moisture away from the foundation. However, good drainage will control excessive moisture and this is very important. Excessive drying of the soil can be prevented by controlled watering around the foundation during the dry seasons. Trees and other large vegetation accelerate the drying process, and careful consideration should be given when planting. Proper landscaping and ground cover will help prevent drying.



## **ADDENDUM: MAINTENANCE ADVICE**

### Upon Taking Ownership

*After taking possession of a new home, there are some maintenance and safety issues that should be addressed immediately. The following checklist should help you undertake these improvements:*

- Change the locks on all exterior entrances, for improved security.
- Check that all windows and doors are secure. Improve window hardware as necessary. Security rods can be added to sliding windows and doors. Consideration could also be given to a security system.
- Install smoke detectors on each level of the home. Ensure that there is a smoke detector outside all sleeping areas. Replace batteries on any existing smoke detectors and test them. Make a note to replace batteries again in one year.
- Create a plan of action in the event of a fire in your home. Ensure that there is an operable window or door in every room of the house. Consult with your local fire department regarding fire safety issues and what to do in the event of fire.
- Examine driveways and walkways for trip hazards. Undertake repairs where necessary.
- Undertake improvements to all stairways, decks, porches and landings where there is a risk of falling or stumbling.
- Review your home inspection report for any items that require immediate improvement or further investigation. Address these areas as required.
- Install rain caps and vermin screens on all chimney flues, as necessary.
- Investigate the location of the main shut-offs for the plumbing, heating and electrical systems. If you attended the home inspection, these items would have been pointed out to you.

### **Regular Maintenance**

#### **EVERY MONTH**

- Check that fire extinguisher(s) are fully charged. Re-charge if necessary.
- Examine heating/cooling air filters and replace or clean as necessary.
- Inspect and clean humidifiers and electronic air cleaners.
- If the house has hot water heating, bleed radiator valves.
- Clean gutters and downspouts. Ensure that downspouts are secure, and that the discharge of the downspouts is appropriate. Remove debris from window wells.
- Carefully inspect the condition of shower enclosures. Repair or replace deteriorated grout and caulk. Ensure that water is not escaping the enclosure during showering. Check below all plumbing fixtures for evidence of leakage.
- Repair or replace leaking faucets or shower heads.
- Secure loose toilets, or repair flush mechanisms that become troublesome.

#### **SPRING AND FALL**

- Examine the roof for evidence of damage to roof coverings, flashings and chimneys.
- Look in the attic (if accessible) to ensure that roof vents are not obstructed. Check for evidence of leakage, condensation or vermin activity. Level out insulation if needed.
- Trim back tree branches and shrubs to ensure that they are not in contact with the house.

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- Inspect the exterior walls and foundation for evidence of damage, cracking or movement. Watch for bird nests or other vermin or insect activity.
- Survey the basement and/or crawl space walls for evidence of moisture seepage.
- Look at overhead wires coming to the house. They should be secure and clear of trees or other obstructions.
- Ensure that the grade of the land around the house encourages water to flow away from the foundation.
- Inspect all driveways, walkways, decks, porches, and landscape components for evidence of deterioration, movement or safety hazards.
- Clean windows and test their operation. Improve caulking and weather-stripping as necessary. Watch for evidence of rot in wood window frames. Paint and repair window sills and frames as necessary.
- Test all ground fault circuit interrupter (GFCI) devices to be sure they are in working order.
- Shut off isolating valves for exterior hose bibs in the fall, if below freezing temperatures are anticipated.
- Inspect for evidence of wood destroying insect activity. Eliminate any wood/soil contact around the perimeter of the home.
- Test the overhead garage door opener, to ensure that the auto-reverse mechanism is responding properly. Clean and lubricate hinges, rollers and tracks on overhead doors.
- Replace or clean exhaust hood filters.
- Clean, inspect and/or service all appliances as per the manufacturer's recommendations.

#### **ANNUALLY**

- Replace smoke detector batteries.
- Have the heating, cooling and water heater systems cleaned and serviced.
- Have chimneys inspected and cleaned. Ensure that rain caps and vermin screens are secured.
- Examine the electrical panels, wiring and electrical components for evidence of overheating. Ensure that all components are secure. Flip the breakers on and off to ensure that they are not sticky.
- If the house utilizes a well, check and service the pump and holding tank. Have the water quality tested. If the property has a septic system, have the tank inspected (and pumped as needed).
- If your home is in an area prone to wood destroying insects (termites, carpenter ants, etc.), have the home inspected by a licensed specialist. Preventative treatments may be recommended in some cases.

### Prevention Is the Best Approach

*Although we've heard it many times, nothing could be truer than the old cliché "an ounce of prevention is worth a pound of cure." Preventative maintenance is the best way to keep your house in great shape. It also reduces the risk of unexpected repairs and improves the odds of selling your house at fair market value, when the time comes.*

*Please feel free to contact our office should you have any questions regarding the operation or maintenance of your home. Enjoy your home!*

## **ADDENDUM: FIRE SAFETY**

### **Around the House**

- Store combustible materials in appropriate containers well away from flame and heat.
- Do not store oily rags in a pile as spontaneous combustion can result. Use a sealed metal container.
- Store matches and lighters away from curious children, heat or flammable items and teach children that matches and tools are to be used only by adults.
- All bedrooms should have two exits.
- Doors and windows should open easily. Windows should not be painted shut or obstructed. Burglar bars not readily operable create a hazard.
- Rope ladders kept upstairs may provide safe exit from a second story.

### **Kitchen**

- Keep cooking areas clear of combustibles such as paper, hot pads, dish towels, etc.
- Avoid long or loose sleeve clothing around the stove.
- Turn pan handles inward to avoid accidental spilling.
- If grease catches fire, turn off all burners, carefully place a lid over the pan to smother flames, then remove pan from heat if over an electric element.

### **Laundry**

- Vent clothes dryers to the exterior in a metal duct, a lint trap is installed and lint trap is cleaned before each use. Do not operate dryer when no one is home.
- Keep area behind washer and dryer free of combustible lint, etc. by periodic cleaning.

### **Space Heaters**

- Unvented gas heaters create a fire and carbon monoxide hazard and should never be used in the home. Keep portable electric space heaters at least 3 feet from combustible materials such as drapes, walls and furniture. Never operate space heaters unattended. Keep children and pets away from space heaters.

### **Fireplaces**

- Wood-burning fireplaces should be inspected by a certified chimney sweep before each heating season.
- Do not store wood or kindling near fireplace openings, for example on a hearth extension.
- All fireplace flues should have approved rain caps and spark arrestor screens installed.
- Always remove and store ashes in a sealed metal container. Do not operate a fireplace with screens open.

### **Grilling**

- Never use a portable grill indoors because of dangerous combustion by-products and the high risk of fire.
- Keep BBQ grills well away from combustible materials such as siding on your home, cars, dry vegetation, etc., and do not use outdoor cooking equipment on wooden decks or under roof overhangs, carports or patio covers.
- Stay with the grill once it is lit; keep children and pets at a safe distance. Protect yourself by wearing an appropriate apron, long sleeves and a long oven mitt.

### **Electrical Safety**

- Do not use extension cords as permanent wiring or run extension cords under carpeting or furniture. Do not overload extension cords or electrical outlets and replace frayed, damaged or cracked cords or cords warm to the touch.
- Place halogen lights well away from flammable drapes and low ceilings. Never leave them burning when leaving the house.
- Check maximum wattage rating of light fixtures and do not exceed manufacturer's recommendations.
- Always have an electrician investigate flickering lights, breakers that trip or outlets and switches not operable or warm to the touch.

### **Fire Extinguishers**

- **Install only extinguishers designed to fight all types of fires – (A B C).**
- Fire extinguishers should be located at every exit.
- Because fires quickly grow from small to large, The National Fire Protections Association (NFPA) cautions to realize one's limits in fighting fires. NFPA recommends fire extinguishers should be used only when everyone is out of the house and the fire department is on the way. Follow maintenance directions on extinguishers and check pressure indicators monthly to assure proper operation.
- Familiarize the family with the operation instructions and safety precautions located on the extinguisher and in the owner's manual.

### **Smoke Detectors**

- Current standards require smoke detectors be installed in each bedroom, adjacent hallways, each level of the house and where changes in ceiling elevation exceed two feet.
- Install smoke detectors within 12" of ceilings.
- If possible, hard wired smoke detectors should be interconnected so that if one detector sounds, all units will sound.
- Test alarms once a month, clean detectors and replace batteries according to manufacturer's directions. Replace smoke detectors older than 10 years.

### **Home Fire Escape Planning and Practice**

- React immediately to the sound of an alarm.
- In the Event of a Fire—don't stop to call 911. Exit immediately and call from a neighbor's house.
- Prepare an emergency escape plan with the whole family and practice it twice a year.

## **ADDENDUM: HOME MAINTENANCE GUIDE**

*Although the information provided hereafter is based on the inspectors' extensive experience and knowledge of recognized home maintenance procedures, it is not the intended to substitute for the services of qualified professionals with on-site knowledge. Before attempting any dangerous activities and to clarify any uncertainties, seek the advice of an appropriate local expert. Recognized safety procedures should be followed when performing any home maintenance tasks.*

## IN THE YARD

### **Site Safety**

Periodically walk around the yard with an eye to safety. Have dogs dug holes that might trip someone? Are sidewalks and driveways free of clutter and tripping hazards like raised edges? Are covers for water meters or lawn sprinkler control boxes properly installed? Look for low hanging branches, wires or other hazards. Corrective action now may prevent grief later. Gather old or unused paints, insecticides, toxic cleaners and depleted household batteries for hazardous waste pickup or delivery to an approved disposal site.

### **Site Drainage**

Is your property on a hillside that directs water runoff towards the house, or is your lot basically flat? Your goal is to have rain drain off the lot promptly without ponding within ten feet of the house. Equally important, the soil should not be allowed to dry out and separate from the edges of the foundation. Resulting gaps between the soil and the slab indicate that the soil is too dry—water that foundation! Consider ringing your foundation with "soaker hoses" placed two feet away from it. The slow, steady watering provided by soaker hoses helps stabilize soil moisture, protecting the slab. Solutions to drainage problems are as varied as the terrain, and may include rain gutters and gutter extensions, French drains, swales and berms, retaining walls, catch basins and even sump pumps. With a little planning and some work, almost any yard can provide a healthy environment for a stable foundation, a dry house, and control of mosquitoes.

### **Trees and Shrubs**

To minimize wood rot and insect damage in siding and trim, allow air to freely circulate next to the house. This is easily accomplished by locating decorative plants several feet away from exterior walls and keeping them trimmed. If siding is easily visible, maintenance problems will be detected early and unwanted guests won't have a place to hide. Vines growing on any exterior surface will cause serious damage over time and should not be permitted. Do not try to remove vines by pulling them off. Instead, sever them at the ground and wait until the plants have died before removing them. Trees should be planted far enough away from the house that their canopy will not overhang the roof when they are fully mature (as in drawing below). A tree's root system mimics its canopy. Roots growing under a foundation can destabilize it in several ways—for instance, by removing moisture from the soil that a foundation needs for its structural support. When trees are close to the house, their limbs should never touch the building, or serious damage can result. Be aware, too, that growing root systems can lift sidewalks, patios and driveways, causing damage and creating trip hazards.

## FOR A SOLID FOUNDATION

### **Concrete Slabs**

Walk around the house studying the edges of the foundation. Look for cracks in the edges or soil separation from the edge of the slab (see "Site Drainage," above) and unusual discoloration or water stains, mud or mounded dirt piles on the slab edge. Cracks in the foundation edge may indicate foundation movement or settling. Some cracks are not unusual and may not be structurally significant,

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but if in doubt, have a qualified structural engineer or other expert evaluate them. Discoloration and/or water stains can indicate a plumbing leak in the house and should be evaluated by a qualified plumber. Mud or mounded dirt piles on slab edges may indicate destructive or hazardous insects invading the house. Again, call an expert—a qualified pest control operator.

### **Pier and Beam**

Walk around the perimeter of the house looking for cracks or damage to the crawl space skirting and ventilation openings. Skirting and vent screens should be kept in good condition to prevent animal access and to maintain adequate ventilation year-round. Inadequate venting or blocked vents can lead to moisture build-up under the house, fostering wood rot and wood-destroying insects. An annual inspection of the crawl space is best left to a qualified inspector. If you must do it yourself, follow these safety tips. Always let someone know where you will be, wear sturdy coveralls and a dust mask, carry a bright light and avoid contact with any electrical wiring. The crawl space should be clean and dry. Nothing should ever be stored in the crawl space. While under the house, look for evidence of animal infestation, leaking plumbing, foundation movement and anything else unusual like damp or rotted wood in bath and kitchen areas. After completing your inspection, be sure that the access hatch cover is in good repair, fits the opening properly and is securely closed.

## **ON THE ROOF**

*NOTE: Falling from a roof can be hazardous to your health! Do not get on a roof unless you are completely comfortable, have the proper equipment for access, and wear appropriate clothing including rubber-soled shoes. If you have any doubts, ask a qualified roofing contractor or inspector to check the roof. Most roof repairs are best left to a qualified roofing contractor.*

### **Overhanging Trees**

Tree limbs rubbing on a roof can do serious damage. Overhanging branches should be kept trimmed to provide adequate clearance even in a high wind, and to prevent insect infestation. Trees can grow rapidly and should be inspected at least twice a year. Oak wilt is a serious problem in many areas of Texas and can best be prevented by trimming oaks during the coldest or hottest times of year. Sterilize pruning tools with bleach, and promptly cover cuts with wound paint. Major trimming is best left to a certified arborist.

### **Chimneys and Metal Flashing**

Inspect the chimney crown for cracking (masonry) or rusting (metal). Cracking or rusting should be repaired to prevent water penetration and deterioration. The rain cover and spark arrestor screening should be in good condition. If none is present, after-market cap/screen units are available. After measuring the top flue tile for size, purchase and install one. If the chimney is wood, be sure that wood and trim are sound; if masonry, that bricks or stone are not loose or cracked, permitting water penetration. Most roof leaks occur around flashings. Metal flashings at the chimney, in roof valleys, at sidewalls and vents should be in good condition, not rusted or bent. They should lay flat on the roofing surface, laced in the roof covering "shingle style." Do not nail down raised flashings. The nail puts a hole in the roof, allowing water penetration.

### **Rain Gutters and Downspouts**

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If you don't have rain gutters, consider adding them. Properly installed gutters can help solve drainage problems and promote foundation health. Clean rain gutters and downspouts as needed to keep them flowing freely. In an area of heavy trees, cleaning may be required several times a year. Consider the addition of gutter guards to reduce maintenance. Inspect gutters for proper drainage (standing water can breed mosquitoes), leaks at seams or end caps, loose or missing gutter spikes and loose or missing downspouts. Look behind gutters for rotted fascia, and repair as needed. Splash blocks or downspout extensions should direct water into the yard well away from the foundation.

## **Roof Surfaces**

On composition shingle roofs look for signs of damage or wear. Sweep off leaves and debris. Worn surfaces, missing granular coating, cracked, pitted, brittle or swollen shingles are signs that shingles may be nearing the end of their useful life. Raised shingle tabs may indicate improperly seated fasteners that can be carefully reseated; take care not to tear the shingle or poke a hole in it. Split, torn or missing shingles may cause leaks and should be replaced immediately. While on the roof, also check the condition of sidewalls not visible from the ground.

Metal roofs are best observed from a ladder at the eaves. Walking on a metal roof can bend panels, creating leaks. Look for loose fasteners, rusted panels, open seams, bent flashing and deteriorated caulking. Leaves and debris should be removed from roof surfaces.

Flat or built-up roofs may be surfaced with several different types of roofing materials. Generally, check for areas of water ponding, areas of missing aggregate coverings or gravel, tears or blisters in the surface and deep alligator cracking. Also check the condition of flashings at edges and vents. Flat roofs are prone to leak and require regular maintenance; therefore a qualified roofing contractor should further investigate any such problems. Leaves and debris left on the roof will hold water and speed deterioration.

Concrete and clay tile roofs are easily damaged, and a thorough inspection is best left to a qualified roofing contractor. Walking on a tile roof is not recommended. From the eaves you can check the general roof condition. Look for rotted fascia, loose or cracked tiles, deteriorated caulking and sealant.

## **IN THE ATTIC**

*NOTE: Attic inspections are best conducted during cool weather or early in the morning. If you expect to spend more than a few minutes in the attic, a dust mask is recommended. Exercise extreme care to step only on solid decking or framing members. Falling through the ceiling could ruin your day!*

## **Ventilation**

Good ventilation removes moisture and heat from the attic, contributing to a healthy house. Check that your attic is adequately ventilated and that all vent screens are in good condition. To check soffit vents, stand in the center of a dark attic and look for light at the edges of the house. No visible light may indicate soffit vents are blocked by insulation. Torn or missing screens allow birds and other critters into the attic; they should be repaired or replaced. Consider calling an exterminator if you find rodent droppings, nesting materials or other evidence of critters. Be sure that attic vent pipes from bathrooms, the kitchen range hood and the clothes dryer are intact and direct moisture and fumes through the roof to the outside. In some older homes, bathroom vents and the kitchen range hood were terminated in the attic. This is unsafe and no longer considered acceptable. Consider extending these vents through the roof. A good time to do this is when the roof surface is replaced.

## **Insulation**

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Adequate attic insulation helps keep your home comfortable and lowers heating and cooling costs. Look at the insulation in your attic spaces and consider adding insulation if yours is skimpy, compacted or unevenly distributed. Consult an insulation specialist to determine what is recommended in your area.

### **Structure and Framing**

Check roof framing for loose members and separation or gaps where rafters connect to ridge boards. Also be sure metal truss plates are not twisted or loose. Excessive evidence of movement could suggest foundation problems and should be inspected by a qualified structural engineer. The underside of roof decking should be dry and free of water stains and mildew caused by leaks. Valleys deserve special attention.

### **HVAC Ductwork**

Significant amounts of conditioned air can be lost to the attic through leaky ducts. Inspect ductwork for leaks at connections and joints, proper support, tight bends and general condition. During the 1980s a flexible duct with a gray plastic covering was used extensively. This gray plastic covering deteriorates in attics. Damaged ductwork should be replaced.

## **AROUND THE OUTSIDE**

### **Foliage**

Remove or thin dense foliage close to the house to allow for inspection of exterior surfaces and good air circulation. Vines should not be allowed to grow on or cover walls. The foliage holds moisture, promotes rot and damages all siding types.

### **Decks and Balconies**

Inspect deck and balcony steps and surfaces for loose fasteners, "nail pops" (nails backing out), rotted wood and proper operation of gates and latches. Replace rotted boards and framing members. Loose fasteners should be removed and replaced with ring shank nails or decking screws for better holding power. Aluminum or stainless steel fasteners cost more but will not rust. Rebuild any loose, missing or rotted railings, benches or steps. Current safety standards require railing or baluster spacing to be four inches or less to prevent the passage of small children. Dirt, mold and mildew can be removed from deck surfaces by power washing. Power washing equipment can be found at most rental centers. After the surface is clean, finish the deck with a sealant or wood stain for a longer lasting, better looking deck.

### **Exterior Walls**

Eight inches clearance from grade to bottom of sill plate is recommended to minimize moisture damage and insect infestation. If soil is graded to improve siding clearance, take care that water does not pond at the foundation edge (see "Site Drainage").

Exterior surfaces should be checked for fading, chalking, blistered or flaking paint; rusted fasteners and "nail pops"; loose or rotted wood, panels and trim; gaps between panels, and water damage. Masonite, hardboard and other composite panels are prone to "nail pops" and water damage at edges and bottoms,



and should be kept well painted and dry. Remember to thoroughly paint the bottom edge of these panels, for greatest protection. Loose fasteners can be replaced with large-headed screws (with washers if necessary) for a more permanent repair. Gaps or cracks at trim or between panels should be sealed with a good quality exterior caulk. When repainting exterior surfaces, pay special attention to surface repair and preparation so your paint job will last.

Masonry walls should be inspected for soft or missing mortar, cracks or separations in mortar joints and cracked or loose bricks or stones. A competent mason can replace soft or missing mortar. Cracked masonry or mortar joints may indicate foundation distress and should be inspected by a qualified structural engineer who can recommend any needed repairs or remedial action. Weep holes are openings in the bottom of brick or stone walls and above window and door lintels designed to allow an escape route for moisture that enters the wall cavity. Weep holes are usually spaced about four feet apart and should not be obstructed.

Carefully inspect stucco surfaces for cracks and evidence of moisture penetration. Stucco is often installed without provision for moisture to escape from wall cavities. Moisture seeping through cracks can do serious damage before detection. Professional repairs are recommended. Stucco siding should terminate several inches above the soil.

### **Outside Doors**

Check doors, door trim and thresholds for wood rot or water damage. Replace any deteriorated exterior caulking with a good quality latex caulk compatible with door and wall materials. Hinges should be secure, and knobs and locks functioning properly. Properly installed weather-stripping at exterior doors helps lower your energy bills, so keep it snug and in good condition.

Sliding glass doors let us view and access the outdoors but also bring their own set of problems. Worn rollers or a dirty track can make doors hard to operate. Most rollers can be adjusted, and replacement parts for many types of doors are available at home centers, glass shops and screen shops. Sliding door lock failure is a common problem; locks should be kept in good working order. Many types of supplementary locks are available for sliding doors and are a good investment in home security. Sliding door screens are often neglected. Keeping rollers working smoothly and replacing torn screens will pay dividends when you want to feel the breeze on a nice spring day.

Examine garage doors and the surrounding framing for evidence of wood rot and physical damage. Check doors for proper operation and balance. (Release the automatic operator if one is present with the door in the down position.) The door should easily open to its full height and close smoothly without crashing to the floor. A balanced door will stay in place when opened to a height of five or six feet. Rollers and hinges should not be loose and should operate smoothly. Regular servicing of rollers and tracks will help keep them working well. Since springs are under great tension and can cause serious injury or damage if mishandled, the adjustment of door springs is best left to a qualified contractor.

Reattach the automatic operator and test the safety reversing mechanism. Place a rolled up Sunday newspaper or a 2x4-inch board flat on the floor under the center brace in the garage door, and operate the door. A properly adjusted door will automatically reopen when striking the paper or board, without excessive pressure or jerking. (Note: lightweight metal doors can be damaged if the reverse mechanism does not function properly during this test). Adjustments at the operator motor can correct most malfunctions. Door operators manufactured after 1993 will also have optical sensors installed near the floor on each side of the door opening. If the beam between the sensors is broken while the door is closing, it should reverse directions and open. If the optical sensors are not properly aligned, the door will not function as intended. Do not attempt to circumvent these safety features. They are designed to minimize the risk of a large, heavy, moving object.

## **Windows and Screens**

Open and close all the windows in your house. Clean and lubricate any that stick, and straighten any bent tracks. Bedroom windows must open fully to allow for fire escape; any security bars must have safety release mechanisms that do not require a key and can be easily opened in an emergency. Be sure no glass is broken and that the window locks function properly. Lock replacement parts can be found in home centers and glass shops. Double pane windows fog when the sealed air space between the glass panes loses its seal, and moisture enters the cavity. Though these windows will still operate, they may become impossible to see through and should be replaced by a qualified glass company. From the outside, inspect wood frames and sills for rot, and check the caulking around the frame. Any gaps or cracks should be sealed with a good quality exterior caulk. Repair or replace damaged or missing window screens.

## **APPLIANCE MAINTENANCE**

### **Refrigerator**

*Note: Refrigerators are not part of typical home inspections.*

Check door seals by closing the door on a dollar bill and trying to pull it out. Gaskets that seal properly will grip the bill, making it hard to remove. Periodically remove the kick plate from the front of the refrigerator, remove and clean the drip pan underneath, and vacuum dust bunnies from the cooling coils. If practical, pull the refrigerator away from the wall, clean behind it and check the icemaker valve for leaks.

### **Range: Cooktop and Oven**

Illegible or broken control knobs should be replaced. Surface burners and heating elements should be inspected for proper operation on both high and low settings. Any "on" indicator lights should illuminate. Check heating accuracy by placing an oven thermometer in the oven and setting the temperature at 350 degrees. Let the oven heat for at least 25 minutes, and then check the thermometer. If it reads within 25 degrees of 350, the oven is operating within normal limits. If not, most oven thermostats can be corrected (sometimes at the control knob).

New ranges are being installed with an "anti-tip device." This bracket type device at the back of the range prevents tipping if a child climbs onto the oven door to see what's in the soup pot. Most older ranges were installed without this device; consider having one installed if small children are around your house.

### **Range Hood or Vent**

Most older range hoods have an exterior vent, while many newer models over electric ranges simply re-circulate the air through filters and back into the kitchen. Some cooktops are designed with a downdraft vent on the cooktop surface. All are acceptable. Many of the older exterior vents terminate in the attic, an unacceptable practice today. This arrangement blows grease into the attic creating a fire hazard. We recommend that the vent be extended to the outside.

Test the function of these vents by operating the fan and light. If the unit is very dirty, cleaning may be necessary. Be sure the power supply is shut off before using any cleaning fluids around the fan motor.

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Metal filters can be cleaned in the dishwasher. The charcoal filters in re-circulating range hoods have a life of only ten hours. If the light doesn't work, try replacing the bulb.

### **Dishwasher**

Check the dishwasher for freely spinning washer arms, proper door spring operation and attachment to the counter. Close the soap dish and operate the unit in the normal cycle. During the rinse cycle, open the door (washing should stop) to see if the washer arms are turning and the soap dish has opened. Remove the kick plate from the bottom front of the unit to check underneath for leaks. If the dishwasher is an older model and needs several repairs, consider replacing it. Even a seemingly minor problem like rust on the baskets can cost \$200-300 to replace the offending parts.

Finally, check the drain hose to see if it has an anti-siphon loop. This loop, intended to help keep water and food in the sink or disposer from backing up into the dishwasher tub, will be looped up against the bottom of the countertop before it connects to the disposer or drain pipe under the kitchen sink.

### **Food Disposer**

Remember that the disposer is a vegetarian, especially if sewage disposal is through a septic system. Fats and grease can plug drainpipes and hinder bacteria in a septic system, and bones or other hard objects can damage or jam the grinding plate. If the unit jams, turn the power off and work out the jam using the alien wrench (supplied with a new disposer) in the slot at the bottom of the disposer. Press the red reset button on the bottom of the unit to reset the internal breaker, turn on the water and run the disposer. No response? Call a plumber. If the rubber splashguard is worn and allows garbage to splash out the top during operation, you may find a replacement splashguard or a strainer for the sink drain at most home centers. Excessive vibration and noise, or a unit that is rusted out means it's time for a new disposer.

### **Laundry Connections and Dryer Vent**

Check laundry faucets and washer connections for leaks and corrosion. Corrosion at faucets indicates small leaks that can turn into big leaks. In hard water areas, periodically clean the screens in the hose at the washer connections. Consider replacing old worn hoses to prevent bursting and flooding. If a floor drain is present, pour a cup of water in it and check the exterior termination to be sure it is not clogged.

Annually check your dryer vent for excessive lint buildup and clean the vent. Cleaning the dryer's lint screen before each use prevents lint buildup and saves energy.

We recommend changing 3-prong dryer outlets to 4-prong outlets by an electrician.

### **Smoke, Heat and Carbon Monoxide Detectors**

Each month press the test button on your detectors to be sure they work, and at least once a year (the start of daylight savings time is a good reminder) change all batteries. Recycle the alarm batteries in entertainment remotes or kids' toys, where their possible failure isn't a life-or-death matter. If you don't have smoke detectors, install one in each bedroom and in bedroom halls. If you have gas appliances, consider installing carbon monoxide detectors near furnaces and water heaters. All of these alarms are a very minor expense weighed against their usefulness in an emergency.

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## **Fire Extinguishers**

You do have one, don't you? Be sure the fire extinguisher is suitable for all types of fires (it should be marked "A, B, and C" to indicate this) and is conveniently located. Make sure all family members know the location of the extinguisher, and how to operate it. Each month check that the fire extinguisher is fully charged and has not passed its expiration date.

## **FIREPLACE AND CHIMNEY**

On the roof, check out the chimney crown as described in "Chimneys and Metal Flashing." When the weather begins to cool and leaves start to fall, it's time to check out the fireplace. Visually inspect the firebox, looking for loose or shifted bricks (if brick). If necessary, have a qualified chimney sweep replace them and re-point mortar cracks. Check the damper for proper operation and inspect the flue. Excessive soot or creosote buildup should be removed to prevent a chimney fire. Gas log lighter pipes should be free of excessive corrosion and should burn evenly along their entire length. Helpful hint: To help prevent ashes from clogging the gas holes in the lighter pipe, install the pipe with the holes pointed sideways or down.

## **KEEPING COMFORTABLE**

*NOTE: A semi-annual service contract with a qualified HVAC contractor to inspect and service all types of heating and air conditioning equipment will keep yours operating efficiently and extend its life.*

### **Return Air Filters**

The single most important thing a homeowner can do to keep the HVAC (heating, ventilation and air conditioning) system operating at peak efficiency is to keep the return air filters clean and properly secured in place. The filters should fit snugly. If they lift when the blower comes on, unfiltered air is bypassing the filter. Check filters monthly and clean or replace them when they start looking dirty.

### **Thermostats and Controls**

Visually inspect the wall thermostat for any damage or missing parts, and repair as needed. Programmable thermostats have a battery that must be changed if the LCD readout indicates the battery is weak. There is also a "fan limit switch" that ensures greater energy efficiency. If the blower either runs continuously after turning off the heat or shuts off immediately, the fan limit switch may not be functioning properly; a qualified HVAC contractor should service the unit.

### **Heating**

Inspect the combustion chamber in gas-fired furnaces to be sure a bright blue flame is visible along the entire length of burner pipes. A yellow flame or excessive rust or soot indicates improper combustion and/or a possible leak in the heat exchanger that could allow combustion gases and carbon monoxide to enter your living area. This potentially dangerous situation requires professional inspection and repair.

Electric heat requires little homeowner maintenance. Simply be observant, and if the unit does not seem to be heating adequately, call your HVAC contractor to evaluate it.

### **Air Conditioning**

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To kill fungus and keep your air conditioner running smoothly, pour one cup of a 50/50 solution of chlorine bleach and water into the opening at the condensate drain line where it exits the evaporator coil. Doing this in spring and fall will also prevent condensate from backing up into house and flooding the area. Check the flow of water through the condensate drain by observing flow at its termination or the flow of water in the pipe. If the drain does not flow freely, simply blowing it out may solve the problem. This drain line should terminate at least five feet from your home's foundation to prevent a wet area at the foundation edge.

Outside the house trim foliage back from condensing unit coil fins for proper air circulation and more efficient operation. Manufacturers recommend at least two feet clearance around and five feet above the unit. Listen for unusual fan or motor noise that might signal impending failure. Inspect coil fins for damage and make repairs if needed. HVAC contractors have special tools for straightening bent coil fins. Watch for fire ants that may invade the unit and cause serious problems. Use of an insecticide around the condensing unit to control fire ants is a wise preventive measure.

## DON'T BE SHOCKED

### **Ground Fault Protection (GFCIs)**

Electric outlets called Ground Fault Circuit Interrupter receptacles save lives by cutting power to appliances that may short out and shock you. Current safety standards require ground fault protection at receptacles serving kitchen countertops, in bathrooms, within six feet of bar or laundry sinks, in the garage (if undedicated), and outdoors. Many older homes lack this protection. GFCI receptacles should be installed by a qualified electrician at all required locations. Periodically test GFCI receptacles by pressing the "test" button to interrupt power and the "reset" button to restore it. A lamp or other small device plugged into the receptacle should turn off and on accordingly. Inexpensive circuit testers with GFCI testing capability are available at most home centers and hardware stores. Defective GFCI receptacles should be replaced by a qualified electrician.

### **Exterior Electrical Connections**

Electricity is supplied to houses through overhead power lines or underground cables. Visually inspect overhead lines for contact with trees or shrubs, and call your electric utility company to inform them of any such contact. Advise them also of the following: a power line less than 10 ft. above a yard or 12 ft. above a driveway; improper connection or anchoring at the service mast or building (check for signs that wires, cables and anchor bolts have pulled loose); and frayed or damaged wiring cables. For underground service, check for loose connections and damage to electrical conduit at the meter and main service panel. Remember that you cannot disconnect the power on the supplier side of the meter (from your meter to the pole), so all these conditions present a hazard and should be professionally repaired right away.

Inspect the main service panels to be sure that the inside cover is properly secured in place and there are no broken breaker handles, open breaker slots or missing knockouts in the inside cover or panel box. Blanks are available to fill open breaker slots to keep out nesting wasps and lizards, and to protect seven-year-old electricians with screwdrivers. Breakers that repeatedly trip indicate a serious problem and must be investigated by a qualified electrician. For your safety, do not remove the inside panel cover. Leave the inspection of panel interiors to professionals.

Check exterior receptacles and switches for proper operation and damage. Replace broken or damaged outlets and missing or broken covers (for weather protection).

## **Interior Electrical Service**

Interior service panels, or subpanels, require the same inspection recommended for main panels (above). Again, leave inspection of the panel interior to a qualified professional.

Check interior receptacles and switches for broken or missing wall covers, broken parts, and for those not working or hot to the touch. Dimmer switches or switches controlling multiple lighting fixtures may need lower wattage bulbs to prevent overheating. Carefully read and follow instructions when installing dimmer switches or rheostats on lights or ceiling fans. Before attempting any electrical repairs, be sure the power has been shut off at the appropriate breaker and that you are properly observing safety precautions. If you have any doubts or are not completely comfortable working with electrical wires or appliances, don't do it! Call a qualified electrician.

## **FLOWING BUT NOT FLOODED**

### **Exterior Plumbing**

Locate your homeowner's main water shut-off valve. Be sure it is not leaking and is easily accessible and operating in case of an emergency. Fire ants are a common problem. Keep the cover in place and the enclosure cleaned out.

Inspect all exterior faucets for leaks. A single dripping faucet can waste hundreds of gallons of water a year. Also inspect for broken handles and the presence of backflow (anti-siphon) protection on each faucet. Backflow protection devices for exterior faucets are readily available and are intended to prevent contamination of drinking water caused by back siphoning. Before cold weather comes, unscrew, drain and store garden hoses inside for the winter. Install insulated covers on outside faucets to protect them from freezing weather. It is also wise to visually examine the main meter for evidence of movement. This may indicate leakage that might otherwise go unnoticed until significant damage has occurred.

Lawn sprinkler systems require regular maintenance. Periodically run through the stations with the manual controls, checking each station for broken or misdirected sprinkler heads, broken pipes and surface leaks. A properly adjusted system will result in less water in the street and greener grass. All systems are required to have backflow protection to protect drinking water supplies from contamination. Requirements vary from city to city, but it is important to know where your backflow protection is located and how to shut off the water supply for repairs or freeze protection. Check these components regularly for operation and water leaks. A qualified lawn irrigation contractor can help you better understand your system and learn how to maintain it.

### **Interior Plumbing**

Daily use of water faucets in the house should make it obvious when they are hard to turn off, start to drip or splatter water on countertops. Replacing faucet washers can usually repair dripping faucets. Sediment in many water systems can build up in faucet aerators, restricting water flow and spattering water. To solve this problem, unscrew the aerator from the faucet spout, disassemble it (keeping parts in proper order), rinse away sediment, reassemble and screw the aerator back on. Occasionally it may be necessary to replace the aerator to achieve proper performance.

Periodically inspect supply shut-off valves under sinks for proper operation, corrosion and leaks. A leaking or inoperable valve can create a lagoon of trouble if not caught and corrected early.

Occasionally fill sinks with water and watch them drain while the water continues to run. A properly draining sink will empty faster than it fills. At the same time, look under the sink (a good flashlight helps) for leaks in the drainpipes. Bathtubs should also drain faster than the water runs, so you're not standing

in a lake while showering. Repairing these simple plumbing problems early can help avoid bigger problems later.

Another big water waster is a running toilet. Here's an easy test to see if you have a problem. Put a few drops of food coloring in your toilet tank—don't flush yet. If any color appears in the toilet bowl, you have a leak. Replacing the rubber flapper in your tank will cost only a few dollars and save hundreds of gallons of water a month. While the lid is off your toilet tank, check flush mechanisms, handles, chain flappers and ball cock valves. A poorly adjusted or worn ball cock valve (also called a fill valve) can also cause a toilet to run. Make sure your replacement ball cock valve is an anti-siphon type, where valve assembly is above the overflow tube in the toilet tank to avoid back siphoning and contamination of the drinking water supply. Check that the toilet bowl is firmly anchored to the floor, with no leaks between bowl and tank or at the water supply valve on the wall.

Water heaters should be visually inspected for leaks or corrosion at supply pipe fittings at the top of the tank, and for rust or corrosion on the tank or at the drain valve at its bottom. The temperature/pressure (T&P) relief valve at the top or side of the tank should be tested monthly for proper operation; however, before testing check for proper connection of the drainpipe to the T&P valve. Have the T&P valve replaced if no water is released or if the valve does not re-seat after testing. Gas-fired water heaters should be checked for excessive rust and scale on the burner compartment and for a bright blue flame. Check the flue vent pipe for damage and continuity through the ceiling and roof, and for proper centering over the draft hood. To avoid scalding and for maximum economy, the temperature on both gas and electric water heaters should be at the lowest possible setting that still provides hot water. Many plumbers recommend 120°F as a maximum setting.

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#### AGREEMENTS AND LIMITATIONS

This report covers only the items listed on the report, unless specifically requested. We tell you whether each item we inspect is performing the function for which it was intended. If you have questions, we will explain what we saw about the item. We do not inspect any item which we cannot see in a normal inspection. For example, we do not move insulation, furniture, rugs, paintings, or appliances. We do not uncover buried pipes or items we cannot see which are covered by wall or floor coverings. Repairs or remodeling may hide evidence of prior damage or defects. We do not dismantle equipment (other than inspection panels) to inspect component parts. We do not inspect for building codes, soil analysis, adequacy of design, capacity, efficiency, size, value, flood plain location, pollution or habitability. Please remember that older houses may not meet the same standards as new houses, even though items in both might be performing functions for which they are intended.

The following items are not inspected, unless specifically requested and listed on the report. Any item not considered real property, appliances not built in, fences, gates, draperies, blinds, shutters, hardware, formica, marble, tile, floor or wall coverings, air conditioning system when outside temperature is below 60 degrees, refrigerant leaks in system, leaks in condensate drain, sprinkler system in automatic mode or when outside temperature is below 32 degrees, washing machine drain, cosmetic condition of structure, swimming pool cosmetics or leakage, pool sweep, alarm systems, sewer lines or septic system, water well, solar heating system, water conditioning system, asbestos, radon gas, lead paint, and smoke detector.

This company does not inspect for mold or any other environmental hazard that may be present on the property. If a suspicious substance is observed in the normal inspection process, it will be pointed out but not identified.

The inspection of swimming pools and spas is limited to the above ground accessible equipment and plumbing. Buried plumbing leaks may not be determinable at the time of inspection. The water level of the pool/spa may have been altered before the inspection to conceal a problem. Freeze protection equipment and anti-siphon equipment is not evaluated.

The following items are common problems found after a house has been vacant for a week or more, and this company will not be responsible for: (1) Sewer and drain line stopping up. (2) Seals, or washers drying out and causing leaks in faucets, dishwashers, valves or any other plumbing fixture. (3) Garbage disposals locking up. (4) Gas water heaters and gas furnaces – if gas has been turned off thermocouple (pilot generators) fail. (5) Electric water heaters which have been drained, but power left on, may have damage to heating elements and thermostats. (6) Foundations should be watered if house is vacant, we recommend at least once a week and twice a week in the hot dry season. IF THIS SUGGESTION IS NOT FOLLOWED, FOUNDATION PROBLEMS CAN EASILY DEVELOP IN A VERY SHORT PERIOD OF TIME.

We do not make guarantees or warrant the performance or condition of any item. If you want a warrant or guarantee, contact a home warranty or insurance company.

Buyer agrees to notify us in writing of any complaints within thirty (30) days of the date of inspection and must thereafter allow prompt re-inspection of the item; otherwise, all claims for damages arising out of such complaint are waived by buyer.

You agree that, any damages for breach of this contract or report are limited to the amount of the inspection fee. YOU AGREE THAT ANY CONTROVERSY OR CLAIM BETWEEN YOU AND THIS COMPANY ARISING OUT OF OR RELATING TO THE INTERPRETATION, PERFORMANCE OR BREACH OF ANY OF THIS AGREEMENT SHALL BE SETTLED EXCLUSIVELY BY ARBITRATION. SUCH ARBITRATION SHALL BE CONDUCTED IN ACCORDANCE WITH THE COMMERCIAL ARBITRATION RULES OF THE AMERICAN ARBITRATION ASSOCIATION. THE ARBITRATION AWARD SHALL BE FINAL AND BINDING ON BOTH PARTIES. JUDGMENT UPON SUCH ARBITRATION AWARD MAY BE ENTERED IN ANY COURT HAVING JURISDICTION. If you sue or bring an arbitration claim on this contract, but do not prevail, you agree to pay our reasonable attorney's fees.

This inspection has been performed for the person or company named on the report and is not transferable. You must not allow anyone else to use or rely on this report without our prior written consent.

NOTICE: YOU THE BUYER HAVE OTHER RIGHTS AND REMEDIES UNDER THE DECEPTIVE TRADE PRACTICES-CONSUMER PROTECTION ACT WHICH ARE IN ADDITION TO ANY REMEDY WHICH MAY BE AVAILABLE UNDER THIS CONTRACT. FOR MORE INFORMATION CONCERNING YOUR RIGHTS, CONTACT



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THE CONSUMER PROTECTION DIVISION OF THE ATTORNEY GENERAL'S OFFICE, YOUR LOCAL DISTRICT OR COUNTY ATTORNEY OR THE ATTORNEY OF YOUR CHOICE.

Any event of waiver by this company of any right herein shall not constitute a continuing waiver or subsequent waiver of other rights. This report constitutes the sole and only agreement of parties hereto and supersedes any prior understanding or written or oral agreements between the parties respecting the subject matter within. Buyer agrees not to purchase the structure unless the buyer understands this complete report both front and back pages and any attachments. Buyer has read and understands and by accepting this Report, or relying on it in any way, expressly agrees to the foregoing Agreements and Limitations.

NOT ALL DEFECTS WILL BE FOUND.

# BAI

# Invoice

DATE  
11/22/2021

Buyer's Advocate Inspections  
Steven Cochran  
TREC #6482

**BILL TO:**

**Ekaette Etim**  
**18634 N. Lyford Dr.**  
**Katy, TX, 77449**

DESCRIPTION	AMOUNT
Professional home inspection of 18634 N. Lyford Dr., Katy, TX, 77449	\$300.00
<b>Total</b>	<b>\$300.00</b>

Telephone Number	Email Address
832-687-2794	sdcpisbcglobal.net

Thank you for your business!

